

3944 SE 28th Pl, Portland OR 97202



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3946 SE 28th Pl, Portland, OR, 97202

Site Type: Ring Radius: 0.5 Miles Radius: 1 Miles Radius: 3 Miles

2009 Population

Total Population	6,116	22,811	175,914
Male Population	50.8%	49.9%	49.9%
Female Population	49.2%	50.1%	50.1%
Median Age	36.1	35.9	37.6

2009 Income

Median HH Income	\$47,067	\$49,350	\$51,075
Per Capita Income	\$25,531	\$26,952	\$31,220
Average HH Income	\$55,321	\$57,475	\$64,147

2009 Households

Total Households	2,718	10,575	83,479
Average Household Size	2.13	2.09	2.03

2009 Housing

Owner Occupied Housing Units	37.0%	41.5%	43.0%
Renter Occupied Housing Units	56.9%	52.7%	50.2%
Vacant Housing Units	6.1%	5.7%	6.8%

Population

1990 Population	5,634	22,344	160,925
2000 Population	5,870	22,184	166,384
2009 Population	6,116	22,811	175,914
2014 Population	6,303	23,436	182,658
1990-2000 Annual Rate	0.41%	-0.07%	0.33%
2000-2009 Annual Rate	0.44%	0.3%	0.6%
2009-2014 Annual Rate	0.6%	0.54%	0.76%

In the identified market area, the current year population is 175,914. In 2000, the Census count in the market area was 166,384. The rate of change since 2000 was 0.6 percent annually. The five-year projection for the population in the market area is 182,658, representing a change of 0.76 percent annually from 2009 to 2014. Currently, the population is 49.9 percent male and 50.1 percent female.

Households

1990 Households	2,542	10,024	73,348
2000 Households	2,583	10,166	77,488
2009 Households	2,718	10,575	83,479
2014 Households	2,809	10,891	87,102
1990-2000 Annual Rate	0.16%	0.14%	0.55%
2000-2009 Annual Rate	0.55%	0.43%	0.81%
2009-2014 Annual Rate	0.66%	0.59%	0.85%

The household count in this market area has changed from 77,488 in 2000 to 83,479 in the current year, a change of 0.81 percent annually. The five-year projection of households is 87,102, a change of 0.85 percent annually from the current year total. Average household size is currently 2.03, compared to 2.06 in the year 2000. The number of families in the current year is 35,172 in the market area.

Housing

Currently, 43.0 percent of the 89,593 housing units in the market area are owner occupied; 50.2 percent, renter occupied; and 6.8 percent are vacant. In 2000, there were 82,133 housing units—44.2 percent owner occupied, 50.2 percent renter occupied and 5.6 percent vacant. The rate of change in housing units since 2000 is 0.94 percent. Median home value in the market area is \$290,241, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 4.55 percent annually to \$362,546. From 2000 to the current year, median home value changed by 6.33 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



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Site Type: Ring	Radius: 0.5 Miles	Radius: 1 Miles	Radius: 3 Miles
Median Household Income			
1990 Median HH Income	\$22,667	\$23,228	\$23,910
2000 Median HH Income	\$34,639	\$36,754	\$37,622
2009 Median HH Income	\$47,067	\$49,350	\$51,075
2014 Median HH Income	\$52,177	\$53,258	\$54,519
1990-2000 Annual Rate	4.33%	4.7%	4.64%
2000-2009 Annual Rate	3.37%	3.24%	3.36%
2009-2014 Annual Rate	2.08%	1.54%	1.31%
Per Capita Income			
1990 Per Capita Income	\$12,187	\$12,326	\$14,438
2000 Per Capita Income	\$19,128	\$20,353	\$23,555
2009 Per Capita Income	\$25,531	\$26,952	\$31,220
2014 Per Capita Income	\$26,643	\$27,983	\$32,681
1990-2000 Annual Rate	4.61%	5.14%	5.02%
2000-2009 Annual Rate	3.17%	3.08%	3.09%
2009-2014 Annual Rate	0.86%	0.75%	0.92%
Average Household Income			
1990 Average Household Income	\$27,285	\$27,255	\$30,977
2000 Average Household Income	\$41,741	\$43,825	\$49,350
2009 Average HH Income	\$55,321	\$57,475	\$64,147
2014 Average HH Income	\$57,446	\$59,453	\$66,737
1990-2000 Annual Rate	4.34%	4.86%	4.77%
2000-2009 Annual Rate	3.09%	2.97%	2.88%
2009-2014 Annual Rate	0.76%	0.68%	0.79%

Households by Income

Current median household income is \$51,075 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$54,519 in five years. In 2000, median household income was \$37,622, compared to \$23,910 in 1990.

Current average household income is \$64,147 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$66,737 in five years. In 2000, average household income was \$49,350, compared to \$30,977 in 1990.

Current per capita income is \$31,220 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$32,681 in five years. In 2000, the per capita income was \$23,555, compared to \$14,438 in 1990.

Population by Employment

Total Businesses	283	1,016	14,698
Total Employees	4,992	13,731	221,956

Currently, 86.3 percent of the civilian labor force in the identified market area is employed and 13.7 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 91.2 percent of the civilian labor force, and unemployment will be 8.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 70.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 69.8 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 15.8 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 14.4 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 59.4 percent of the market area population drove alone to work, and 4.3 percent worked at home. The average travel time to work in 2000 was 23.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 10.0 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 19.6 percent were high school graduates only (29.8 percent in the U.S.)
- 6.7 percent had completed an Associate degree (7.2 percent in the U.S.)
- 26.0 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 15.1 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)